



**Planning Staff Report to
Board of Zoning Appeals
February 4, 2022
for the February 10, 2022 Public Hearing**

| | |
|---------------------------|--|
| Docket Number: | S 22-043 |
| Applicant: | EchoPark SC, LLC |
| Property Owner: | Sre South Carolina-2, LLC |
| Property Location: | 2930 Laurens Road |
| Tax Map Number: | M010020100900 |
| Acreage: | 10.91 |
| Zoning: | S-1, Service District |
| Proposal: | Special Exception Permit to allow an 'Automobile sales' use |

Applicable Sections of the City of Greenville Code of Ordinances:

Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec.19-2.3.5, *Special Exception Permit*

Sec.19-4.1, *Table of Uses*

Sec.19-4.3.3, *Use Specific Standards, Commercial Uses*

Staff Recommendation:

Staff concludes that the application complies with the standards for granting a Special Exception Permit for an **'Automobile sales'** use. If the Board decides to grant the permit, staff recommends the following conditions:

1. The use of the property shall substantially conform to the testimony of the applicant and the content of the application.
2. The Special Exception Permit shall be limited to the applicant, EchoPark SC, LLC, and is not transferrable.

Staff Analysis:

The Applicant, EchoPark SC, LLC, proposes to establish an automobile sales use in an S-1, Service district. The subject site is located at 2930 Laurens Road, on the portion of the property previously occupied by the Mini dealership, 0.5 miles south of I-85.

Per Sections 19-4.1 (*Table of Uses*), a Special Exception Permit is required for automobile sales use in an S-1, Service district.

The Applicant indicates the intent to use the existing building vacated by Century Mini at the north side of the subject site, which includes sales and service areas adjacent to the front and right side of the building. Minor alterations to the building are proposed, primarily comprised of accent painting and new signage. Approval of the freestanding sign has already been obtained from the Design Review Board on October 7, 2021 via case number CA 21-697. No additional buildings, construction, or improvements are requested with this application.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates all the following are met:

1. Consistent with the comprehensive plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property as "Corridor Mixed-Use", which is intended to accommodate a blend of vertical and horizontal mix of land-uses, which include commercial, retail, and residential. In addition, this Board has historically approved automobile sales uses in this area and found the use to be consistent with existing land use patterns along this sector of Laurens Road. Therefore, staff believes the proposed use is consistent with the comprehensive plan.

Staff finds that the proposed use is consistent with Comprehensive Plan.

2. Complies with use specific standards

(G) Vehicle sales and services. *All such uses shall comply with the following standards:*

- (1) *Vehicles, parts, or equipment shall not be stored, parked or displayed in any landscape area, the right-of-way, or in a location which obstructs visibility in sight triangles for streets and driveways.*
- (2) *All automobiles not displayed for sale or lease, automobile parts, discarded parts, and similar materials shall be stored within an enclosed building or within an outdoor storage area which complies with screening requirements in subsection 19-6.2.5, additional screening requirements.*
- (3) *Automobile sales and rental. Automobile sales and rental uses shall be subject to the following standards:*

(a) Site configuration.

1. *Minimum site size. Automobile sales or rental uses shall be located on a site at least two acres in area. Contiguous or adjacent parcels, including rights-of-way, under the same ownership and used for automobile sales or rental, shall be counted as one parcel to meet the minimum lot size.*
2. *Multi-building developments. Developments of three or more buildings shall cluster the buildings close to one another in a campus-style configuration.*

(b) Vehicle display/storage areas. *Vehicle display/storage areas shall be subject to the following standards:*

1. *A vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.*
2. *Vehicle display devices shall not be elevated more than two feet above grade.*
3. *Areas used for display or storage of vehicles shall be paved. Use of permeable pavers or porous pavement is strongly encouraged.*
4. *Display vehicles shall be arranged in an orderly fashion and provide reasonable room for pedestrian and vehicular maneuvering.*
5. *No vehicles shall be displayed on top of a building.*
6. *Junked or salvage vehicles are prohibited. All motor vehicles for sale shall be maintained in running condition.*

(c) Service areas. *Automobile service areas shall take place entirely within an enclosed building. Service bay or garage doors that face a public right-of-way shall be recessed at least 15 feet beyond the main facade of the building. Service bay and garage doors shall not face residential districts.*

(d) Site features.

1. Public address system. *Automobile sales and rental uses shall not include a public address system that is audible off-site.*
2. Refuse and recycling containers. *Refuse and recycling containers shall be located so as to minimize their visibility from adjacent public streets and be fully screened by a wall that is constructed of the same material as the principal structure. The wall shall be of the minimum height necessary to fully screen the refuse and recycling containers from off-site view. Refuse and recycling container enclosures shall incorporate opaque entry gates.*
3. Exterior lighting. *In addition to lighting standards in section 19-6.4, automobile sales and rental uses that are adjacent to existing single-family homes shall extinguish all exterior lighting located within 100 feet of the single-family parcel, except lighting necessary for security or emergency purposes, by 10:00 p.m. or within one hour of closing, whichever occurs first. For the purposes of this subsection, the term "lighting necessary for security or emergency purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Such lighting may be activated by motion sensor devices.*
4. Screening wall. *Lot lines abutting residentially zoned land shall incorporate a solid masonry wall with a minimum height of six feet. Canopy trees meeting the requirements of table 19-6.2-1 shall be planted along the wall with a maximum on-center spacing of 15 feet. Trees may be placed on either side of the wall. When trees are placed between the wall and lot line, a minimum planting strip of five feet in width shall be maintained between the wall and the lot line.*
5. Outdoor storage prohibited. *Outdoor storage of materials, supplies, and equipment shall be prohibited.*

(4) *The special exception permit shall be limited to the applicant and shall not be transferrable.*

The requested use is for a site adjacent to an existent automobile dealership. In addition, the applicant will utilize a space that was recently occupied as an automobile dealership. Minimal site improvements are anticipated. However, the Applicant is required to comply with the applicable automobile sales use specific standards and any other applicable requirements set forth in the Land Management Ordinance (LMO). Per applicant response, the Applicant will adhere to the requirements of the standards that relate to the display, storage and parking of vehicles on the subject property and maintenance of the features on the property.

Staff finds that the proposed use generally complies with specific use standards of the Land Management Ordinance.

3. **Compatibility with the surrounding lands**

Adjacent property is used (and zoned) as follows:

East: Vacant (S-1, service district) (City of Greenville)
North: Vacant (S-1, service district) (City of Greenville)
West: Utilities (C-2, commercial district) (Greenville County)
South: Single-Family Residential across access right-of-way (R-10, single-family residential) (Greenville County)

The proposed use is at the southern extent of the area commonly known as the motor mile, which consists of at least 20 other existing automobile sales establishments along the Laurens Road

corridor. Landscape buffers and screens are already present to mitigate any negative impacts of the use on properties to the rear and these features should be maintained.

Staff finds that the proposed use is compatible with surrounding lands.

4. *Design does not have substantial adverse impact*

The proposed use is required to meet all applicable use-specific standards which are intended to minimize impacts on the surrounding areas. Any further site improvement will be subject to general development and design standards contained within the Land Management Ordinance.

Staff finds that the proposed use will not have substantial adverse impacts.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: EchoPark SC , LLC

* _____ Name _____ Title / Organization _____

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: John Russ

Vice-President

(Optional) _____ Name _____ Title / Organization _____

MAILING ADDRESS: 3648 E. Independence Blvd., Charlotte, NC 28205

PHONE: 704-566-2441 EMAIL: john.russ@sonicautomotive.com

PROPERTY OWNER: Sre South Carolina-2, LLC

MAILING ADDRESS: 4401 Colwick Road, Charlotte, NC 28211

PHONE: 704-566-2441 EMAIL: john.russ@sonicautomotive.com

PROPERTY INFORMATION

STREET ADDRESS: 2930 Laurens Road, Greenville, SC 29607

TAX PARCEL #: p/o M010020100900 ACREAGE: 10.91 ZONING DESIGNATION: S-1

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Used car sales

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

DocuSigned by:

John E Russ III

January 6, 2022

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

DocuSigned by:

John E Russ III

January 6, 2022

PROPERTY OWNER SIGNATURE

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

See attached sheet

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

See attached sheet

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

See attached sheet

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

See attached sheet

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

N/A

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

N/A

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

N/A

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

N/A

ECHOPARK SC, LLC

APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

Applicant Response to Section 19-2.3.5(D)(1)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The current use of the subject property in the GVL 2040 Comprehensive Plan (the Plan) is commercial and the future land use map in the Plan shows the subject property within a mixed use corridor, which contemplates commercial and other uses. The use of the subject property pursuant to the special exception will continue to be commercial as the sale of automobiles and therefore, will be consistent with the Plan.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.

The current use of the subject property is the sale of automobiles, primarily BMW Mini Cooper automobiles, under the name of Century Mini. The special exception use will be the sale of automobiles, primarily used automobiles under the name of EchoPark. The current use of the subject property is in compliance with the requirements of Section 19-4.3 and is a permitted use for the zoning district classification of S-1. The Century BMW automobile dealership is located on the same parcel on which the current business is located and the proposed business will be located and there will be no changes by the proposed business affecting the Century BMW business. The applicant will adhere to the requirements of the standards relating to the display, storage and parking of vehicles on the subject property and in maintaining the features on the property. The improvements to the subject property will consist solely of painting the exterior and interior of the building on the subject property and changing the signage as depicted on the drawing attached to this application.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USE OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

As indicated above, the current use of the subject property is the sale of automobiles and the applicant will continue to operate a business involving the sale of used automobiles. With the only improvements to the subject property being the painting of the building and changing the signage as shown on the attached drawing, there should be no impact on surrounding lands or their property values.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS OF ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

As indicated above, the applicant intends to operate a business involving the sale of used automobiles and the current business involves the sale of new and used automobiles. The only improvements to the subject property will consist of painting the exterior and interior of the building on the subject property and changing signage as shown on the attached drawing. The manner in which the proposed business will be conducted will be substantially the same as previously conducted and therefore, should have no adverse impact on adjacent lands or create a nuisance.

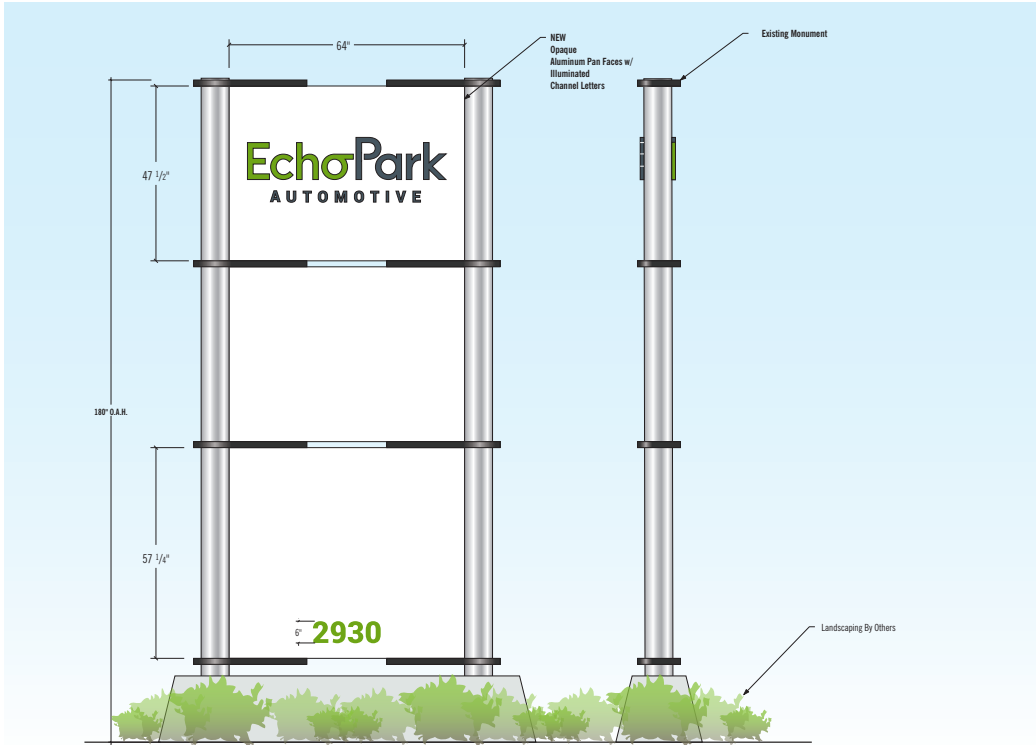
Existing Site Conditions

Street Views



EchoPark Greenville, SC

EchoPark Exterior Views



ZONING INFORMATION:

ZONED: S1 (SERVICE DISTRICT)

SETBACK LINE:
FRONT: 10'
SIDE: 3' OR 0'
BACK: 10'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45045C04120
EFFECTIVE DATE: 12-2-2004

PARKING INFORMATION

612 REGULAR SPACES
4 HANDICAP SPACES
616 SPACES TOTAL

Per City of Greenville 19-6.1, Upon receiving a development application for a use subject to Schedule B standards, the administrator shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

JACQUELINE LANE (50' RIGHT-OF-WAY)

CURRENT OWNER OF RECORD:

SRE SOUTH CAROLINA -2, LLC
6415 IDELWILD ROAD
SUITE 109
CHARLOTTE, NC 28212

LEGEND:

POB POINT OF BEGINNING
IPF IRON PIN SET (5/8" REBAR)
IPF IRON PIN FOUND
R/W RIGHT-OF-WAY
PP POWER POLE
LP LIGHT POLE
FL FLOOD LIGHT
EM ELECTRIC METER
EM ELECTRIC MANHOLE
1 HEAD LIGHT STANDARD
2 HEAD LIGHT STANDARD
WM WATER VALVE
WM WATER VALVE
FH FIRE HYDRANT
SDM STORM DRAIN MANHOLE
CB CATCH BASIN
CBM CATCH BASIN MANHOLE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
SSM SANITARY SEWER MANHOLE
GT GREASE TRAP MANHOLE
CO CLEANOUT
CO GAS METER
T-PED TELEPHONE PEDESTAL
FOM FIBER OPTIC CABLE MARKER
GP GUARD POST
SIGN
OE OVERHEAD ELECTRIC LINE
SS SANITARY SEWER LINE
W WATER LINE
UG GAS LINE
OT OVERHEAD TELEPHONE LINE
UT UNDERGROUND TELEPHONE LINE
SD STORM DRAIN PIPE
X FENCE

ALTA CERTIFICATE:

To: BMW Financial Services NA, LLC, a Delaware Limited Liability Company and Chicago Title Insurance Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 8, 10, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of SOUTH CAROLINA, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: May 21, 2010

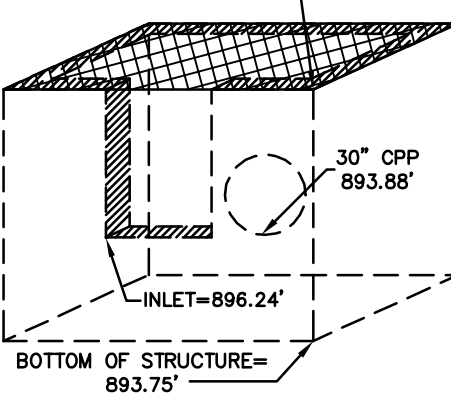
James R. Freeland
Registration No. 4781

P.O.C.

CITY OF GREENVILLE
S 46°14'59" E
394.33'
TOT. TIE

P.O.B.

OUTLET STRUCTURE DETAIL (NOT TO SCALE)



CERTIFICATE:

I HEREBY CERTIFY TO BMW FINANCIAL SERVICES NA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, (INSERT: TITLE COMPANY) AND (INSERT: BORROWER) THAT THE SURVEY PREPARED BY ME ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR BMW FINANCIAL SERVICES NA, LLC" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDING AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA MAPS". THIS SURVEY US MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1-4, 6, 7(A), 8-11(A) AND 13 OF TABLE A.

JAMES R. FREELAND
REGISTRATION NO: 4781

U.S. ROUTE # 276 (LAURENS ROAD) VARIABLE WIDTH RIGHT-OF-WAY SCDOT DOCKET NO. 23380 SHEETS 18-24 & 39A

TITLE EXCEPTIONS:

Exceptions to Schedule B, Section 2
Chicago Title Insurance Company
Commitment No. 44951.1.0
Effective Date: June 3, 2010

Item 9. Overhead electric lines and telephone lines shown on ALTA/ACSM Land Title Survey for Laurens 135, LLC, dated December 11, 2003 and on Plat Book II, page 115. All applicable matters shown.

Item 10. Right of Way granted to Michigan Agri-Chemical, Inc. to John Boy, LLC as recorded in Deed Book 1942, page 1086. No sewer lines or structures were located in the field as shown in above mentioned document.

Item 12. Easement for Access by and among Laurens West LLC, Michigan Agri-Chemical, Inc., Nettie S. Allen and Willie F. Allen recorded in Deed Book 2315, page 505. Affects subject property as shown hereon.

Item 13. Easement granted to Commissioners of Public Works of the City of Greenville, South Carolina by Sonic Development, LLC as recorded in Deed Book 2323, page 2097. Affects subject property, Item is un-plottable.

Item 14. Right of Way Agreement by and between Sonic Development, LLC and Duke Energy Carolinas, LLC as recorded in Deed Book 2344, page 104. Affects subject property as shown hereon.

Item 15. Sanitary Sewer Easements granted to the City of Greenville, by Sonic Development, LLC as recorded in Deed Book 2358, page 4693. Affects subject property as shown hereon.

PARCEL DESCRIPTION:

Commencing at a point located at the intersection of the southern right-of-way of U.S. Route 276 (Laurens Road), variable width right-of-way) and the eastern right-of-way of Fairforest Way (SR 434); thence along said southern right-of-way of U.S. Route 276 with a curve to the left having a radius of 3879.72 feet, an arc length of 118.01 feet and a chord bearing and distance of S 43°-18'-21" E for 118.00 feet to an iron pin; thence along a curve to the left having a radius of 3879.72 feet, an arc length of 144.92 feet and a chord bearing and distance of S 45°-14'-51" E for 144.91 feet to a point; thence S 14°-59' E for 394.33 feet to an iron pin, said iron pin being a common corner with Duke Power Company (Deed Book 827, page 199) and being the POINT OF BEGINNING; thence continuing along said southern right-of-way the following courses and distances: S 46°-14'-59' E for 700.03 feet to an iron pin; thence S 43°-45'-01" W for 15.00 feet to an iron pin; thence S 46°-14'-59' E for 18.10 feet to an iron pin; thence with a curve to the left having a radius of 5259.71 feet, an arc length of 250.40 feet and a chord bearing and distance of S 47°-36'-49" E for 250.37 feet to an iron pin; thence leaving said right-of-way, S 36°-44'-11" W for 295.00 feet to an iron pin; thence N 47°-32'-19" W for 38.35 feet to an iron pin found; thence along the common line of Daisy Helen Ross the following courses and distances: N 47°-32'-19" W for 108.11 feet to an iron pin found; thence N 81°-47'-23" W for 167.00 feet to an iron pin found at the northern right-of-way of Ancient Way (50' right-of-way); thence along said right-of-way N 78°-06'-11" W for 269.54 feet to an iron pin; thence N 58°-59'-22" W for 174.20 feet to an iron pin; thence N 59°-31'-22" W for 99.70 feet to an iron pin; thence N 37°-33'-38" E for 20.00 feet to an iron pin found on the northern right-of-way of Jacqueline Lane (50' right-of-way); thence along said right-of-way N 61°-52'-22" W for 163.30 feet to an iron pin found; thence leaving said right-of-way along the common line of Duke Power Company (Deed Book 827, page 199) N 37°-41'-38" E for 633.38 feet to an iron pin on the southern right-of-way of U.S. Route 276 being the Point of Beginning. Said tract contains 10.631 acres more or less.

UTILITY CONTACTS:

ELECTRIC
DUKE POWER
325 WEST MOORE AVENUE
GREENVILLE, SC 29601
(864)242-3281
CONTACT: CARLOS ROPER

WATER
GREENVILLE WATER SYSTEM
ENGINEERING DEPARTMENT
407 WEST BROAD STREET
GREENVILLE, SC 29601
(864)241-6100
CONTACT: FRANK ESTRIDGE

SEWER
WESTERN CAROLINA
REGIONAL SEWER AUTHORITY
ADMINISTRATION OFFICE
561 MAULDIN ROAD
MAULDIN, SC 29607
(864)299-4714

METROPOLITAN SEWER DISTRICT
103 LYDIA STREET
GREENVILLE, SC 29605
(864)277-4442

PHONE
BELL SOUTH PHONE COMPANY
LOCAL SERVICE PROVIDERS
NO ADDRESS AVAILABLE
RESIDENCE (800) 780-2355
BUSINESS (800) 780-2800

GAS
PIEDMONT NATURAL GAS
201 WEST MOORE AVENUE
GREENVILLE, SC 29601
(864)233-7966

POSSIBLE ENCROACHMENTS:

NONE OBSERVED

LAND AREA:

463,099 SQ.FT.
10.631 ACRES

BASIS OF BEARINGS AND BENCHMARK:

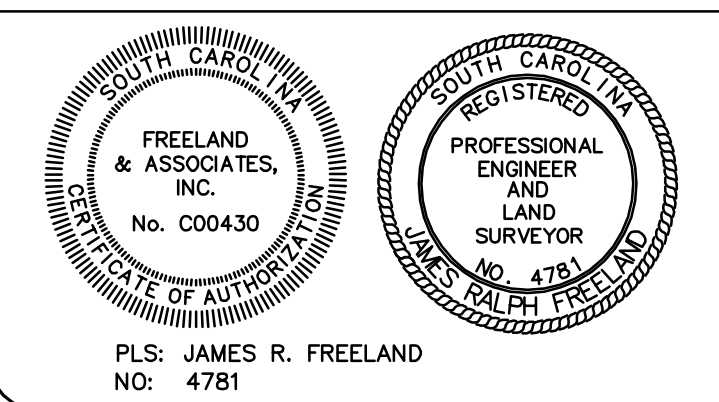
BASIS OF BEARINGS PER RTK GPS
OBSERVATION OF SCGS MONUMENTS 23-039,
GVL-006 & GVL-004.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: AG CHECKED: MVA
REF. PLAT BOOK: 492-55
REF. DEED BOOK: 2366-619
TAX MAP : M10.2-1-9
DATE OF SURVEY: 5-19-2010
DATE DRAWN: 5-21-2010
DRAWING NO: 60489-ASBUILT
DATE OF LAST REVISION: 6-10-10 Added Title Statement

0' 50' 50' 50'
SCALE: 1" = 50'



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE
ALTA/ACSM LAND TITLE
SURVEY FOR
BMW FINANCIAL
SERVICES NA, LLC

SITE ADDRESS:
2930 & 2934 LAURENS ROAD
GREENVILLE, SC. 29607